



Bathurst Walk, Richings Park, Buckinghamshire. SL0 9BH.

Offers in Excess of £335,000 Leasehold

Stunning spacious maisonette in highly desirable location with nearly 850 Sq ft of accommodation

Perfect for access to Iver Station and Crossrail

Excellent Investment as planning granted for three additional bedrooms

Also possibility to be set up as a completely separate apartment

Fantastic room sizes as it is, with features such as high ceilings and light and airy rooms

No Upper Chain

Excellent Lease - around 159 years

A great purchase for either a young family looking for access to London or Investors looking for a project and a great rental return. This superb maisonette is stylishly presented internally while having been recently granted planning permission to convert the loft and therefore create a second floor (Planning REF:PL/19/2807/FA).

Existing accommodation includes a cosy 14'2x14'1 living room with stripped wooden floor and two front aspect windows, impressive 14'10x11'7 master bedroom with fitted range of wardrobes, a front aspect bedroom two, 12'2x12'1 kitchen/dining room with space for a table and chairs, and a beautifully designed contemporary bathroom with porcelain floor and wall



tiles with panel bath and shower over and a screen.

THE AREA

The property is located within walking distance of various local amenities and to Iver train station, operated by the Great Western Railway to London, Paddington and Oxford, and soon to be connected via Crossrail, which will further reduce journey times.

Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away.

Iver has an excellent choice of state and independent schools. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park. The larger centres of Gerrards Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



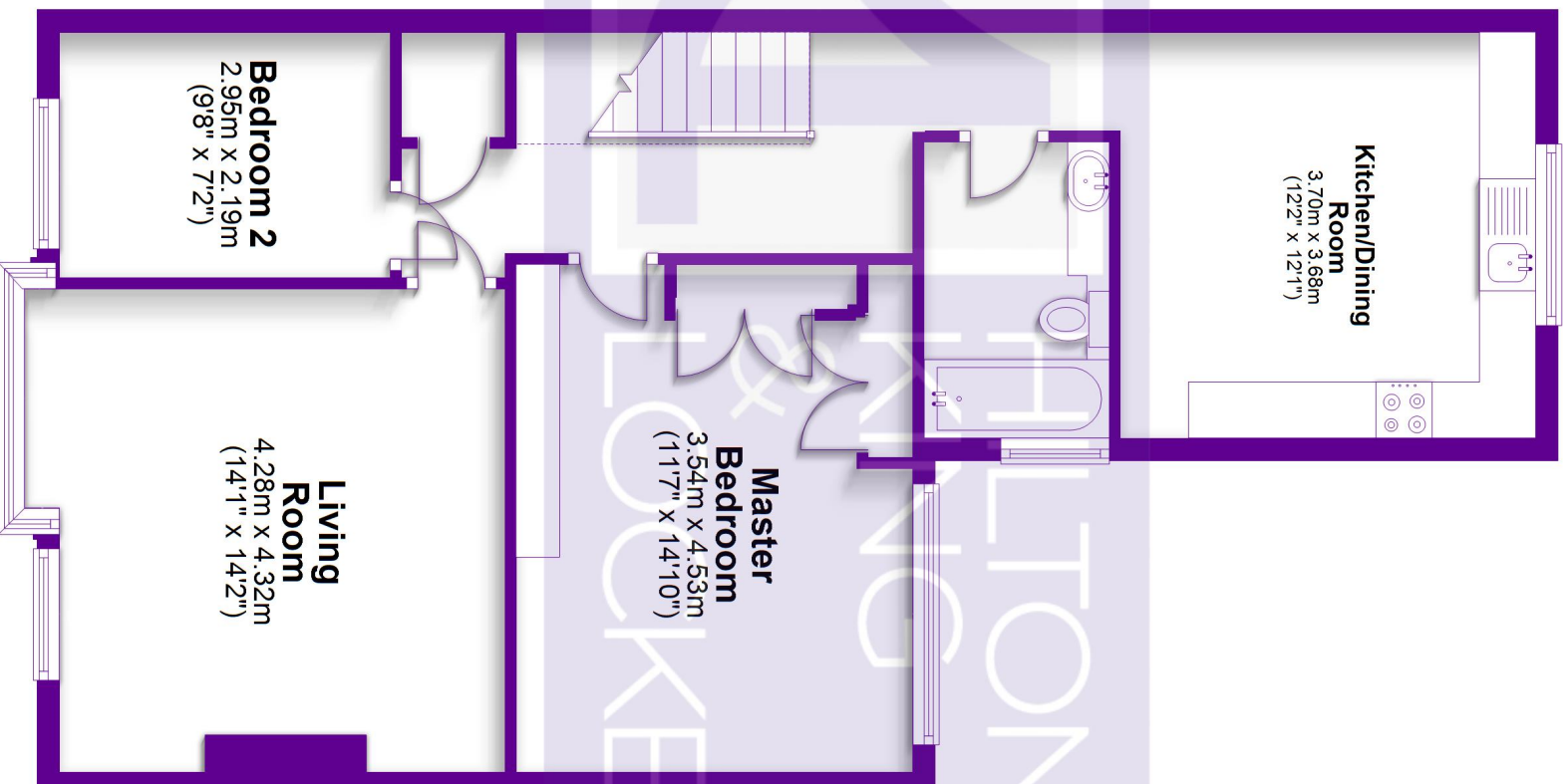
23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk



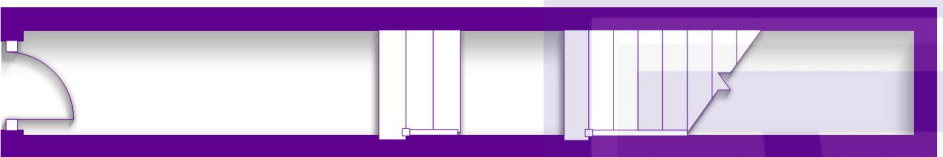
First Floor

Approx. 71.3 sq. metres (767.5 sq. feet)



Ground Floor

Approx. 7.5 sq. metres (80.2 sq. feet)



Total area: approx. 78.8 sq. metres (847.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only.

© My Home Property Marketing - Unauthorised reproduction prohibited.

Plan produced using PlanUp.